

City of Charleston

HEIGHT DISTRICTS

PRELIMINARY ANALYSIS

PREPARED BY DPZ PARTNERS
23 SEPTEMBER 2016

CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

Existing Heights District Regs						
Height Zone	Max Height (ft)	Max Height (Stories Translated)	Max Height @ Stepback	Setback	Min Height	Min Ground Floor Height
3X	3x the distance from CL to building face					
120 (refer to 54-306.b.4) ***	120ft	9	70ft	30ft	30ft	N/A
100/30 (refer to 54-306.c.4)	100ft	7	70ft	30ft	30ft	
55/30	55ft	4		none permitted	30ft	
85/200 ***	200ft	14	85ft	40ft / 55ft off CL	30ft	
W ***	X			X		
WP ***	60ft	5				
50/25 (FIRM)	50ft / 3.5 stories (4) accessory bldg: 11ft	4			25ft	
35 (FIRM)	35ft / 2.5 stories (46ft) accessory bldg: 11ft	2				
50W (refer to 54-306.j.4)	50ft	4		**25ft/10ft off hwm		
55/30S	55ft	4		N/A	30ft	
85/30 ***	85ft	6		40ft off CL	30ft	
85/125 ***	125ft	9	85ft	40ft / 55ft off CL	30ft	
56/30V (FEMA Velocity Zone) ***	56ft* (70ft)	4			30ft	
80/30 ***	80ft	6	55ft	25ft off ROW	30ft	N/A
100/30 Urban Street (refer to Art 3)	4 stories - north/south facing	4	+ 100 = 100ft		30ft	15ft
	5 stories - east/west facing	5	+ 25 = 100ft		30ft	15ft

** except water dependent structures

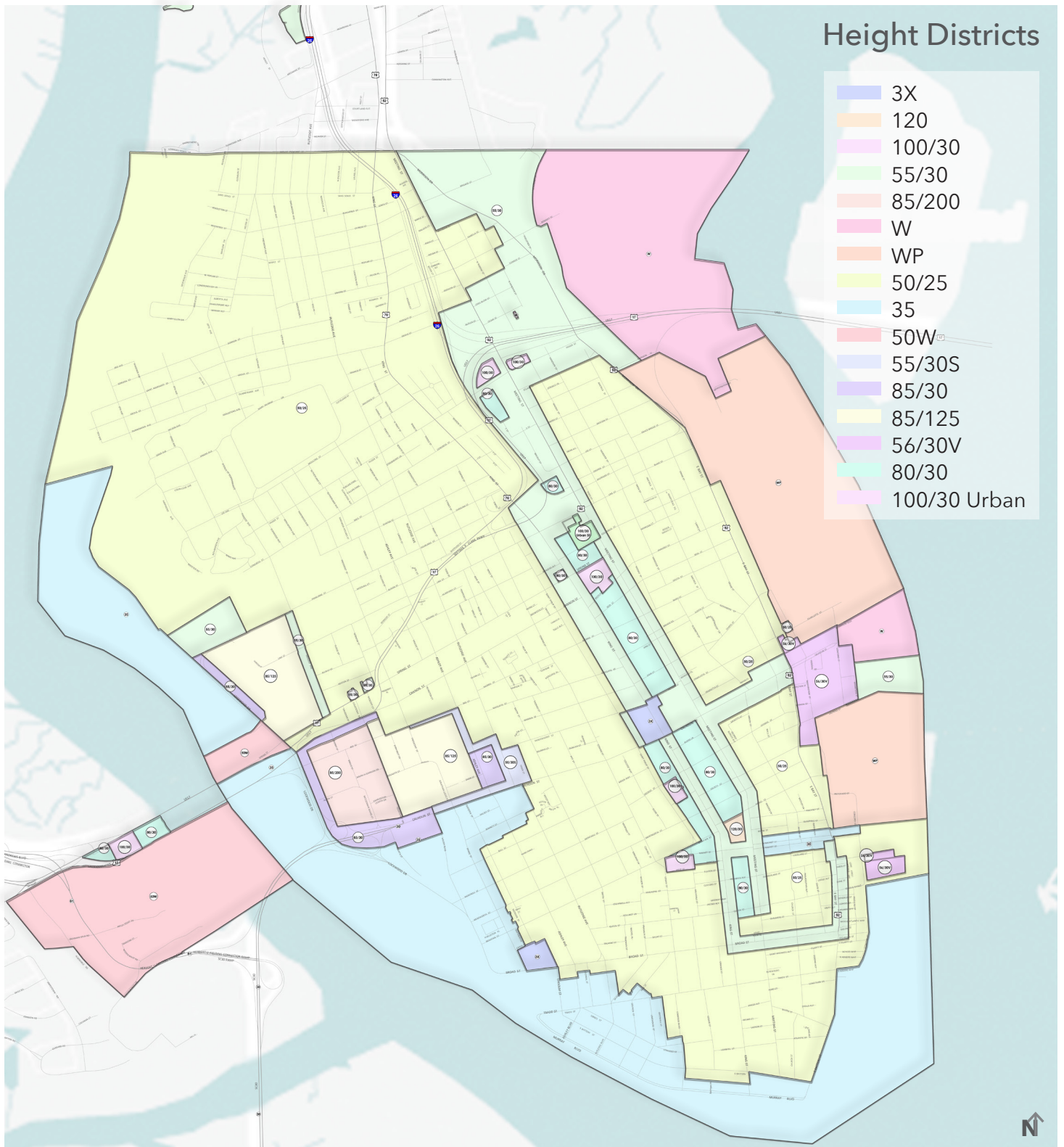
*** proximity to Historic Architecture Inventory Group 1 & 2

CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV



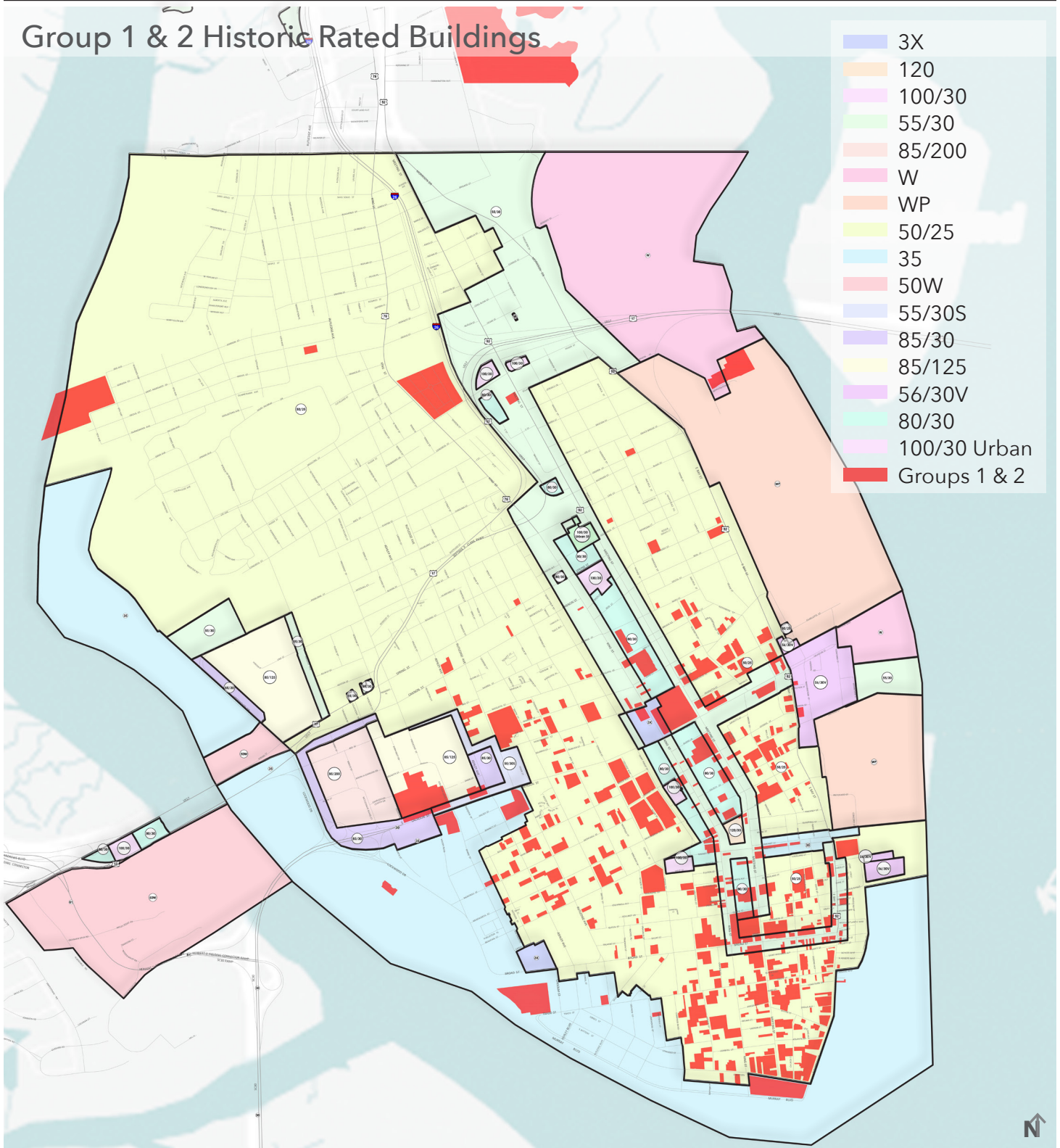
CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

Group 1 & 2 Historic Rated Buildings



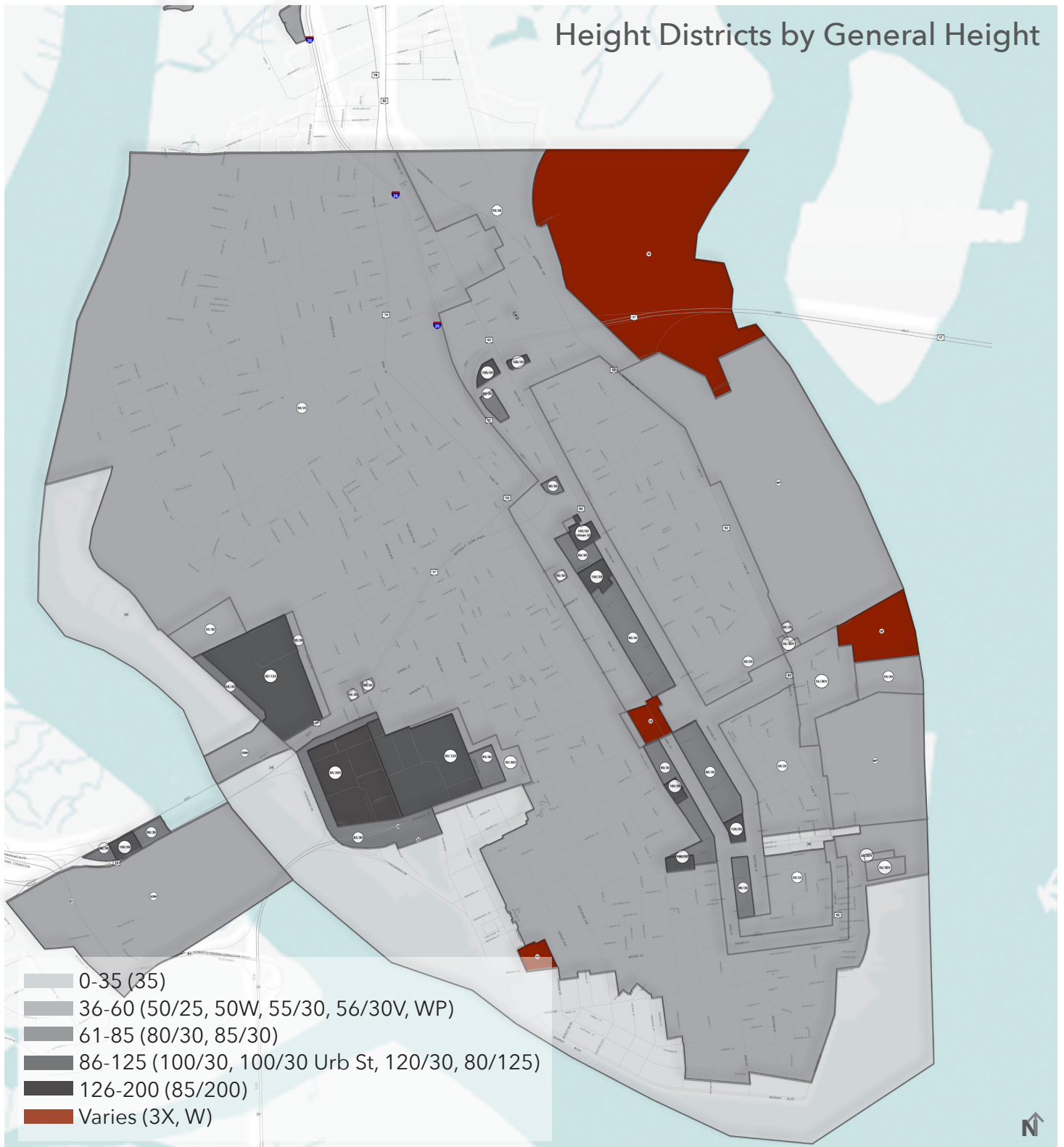
CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

Height Districts by General Height



CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 3X Map



HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

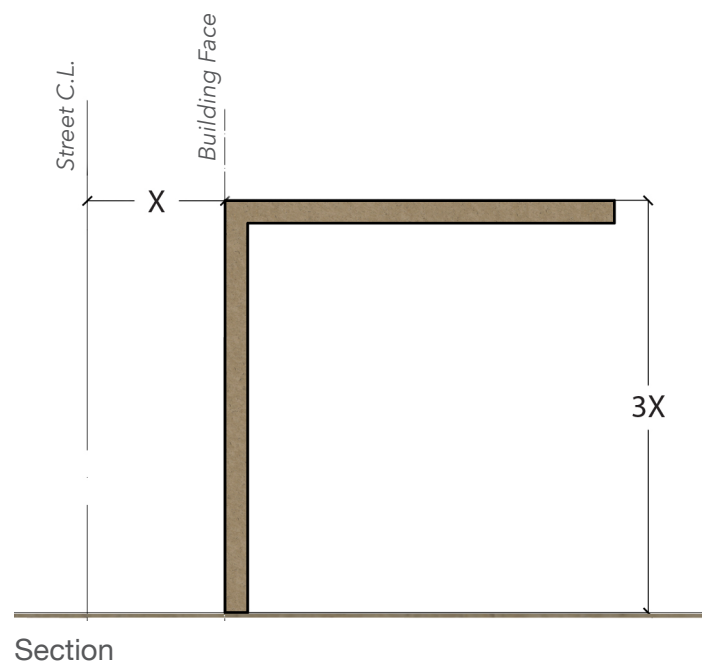
HD 3X - Diagram

a. Height district 3X. In this district: No structure, including appurtenant parts of a structure, except for elevator penthouses, or mechanical penthouses, shall exceed a height equal to three (3) times the least dimension as measured from the center of the right-of-way to the face of the building. No structure fronting on any street shall be lower than the height of thirty (30) feet.

Example Locations

310 Broad St

387 King St



CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 120 Map



CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

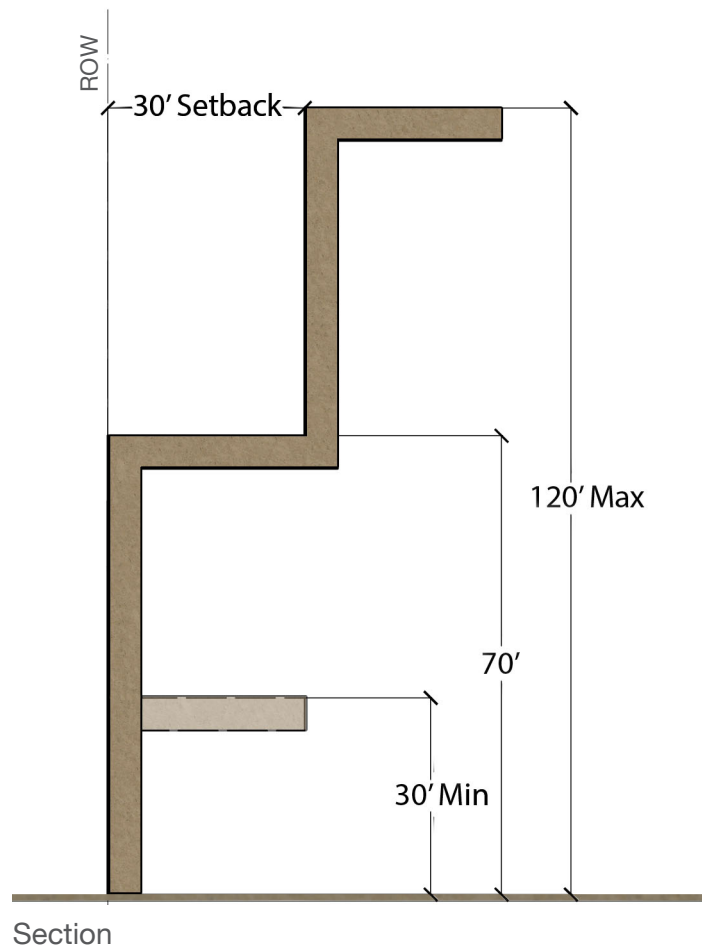
HD 120 - Diagram

b. Height district 120. In this district:

1. No structure, including appurtenant parts of a structure, except for elevator penthouses, or mechanical penthouses, shall exceed a height of one hundred twenty (120) feet nor shall any structure fronting on any street be lower than the height of thirty (30) feet.
2. All portions of a structure above the seventy (70) foot height level shall set back at least thirty (30) feet from all street right-of-way lines.
3. All principal structures fifty (50) feet or less in height shall have no set back from street right-of-way lines, subject to provisions of Article 3: Part 10; except such structures may be set back from street right-of-way a distance no greater than the least such set back of the two adjoining buildings on either side.
4. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing buildings unless approved by the Board of Architectural Review.

Example Locations

89 Hasell St (Church on Hasell)



CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 100/30 Map



HEIGHT DISTRICT ANALYSIS

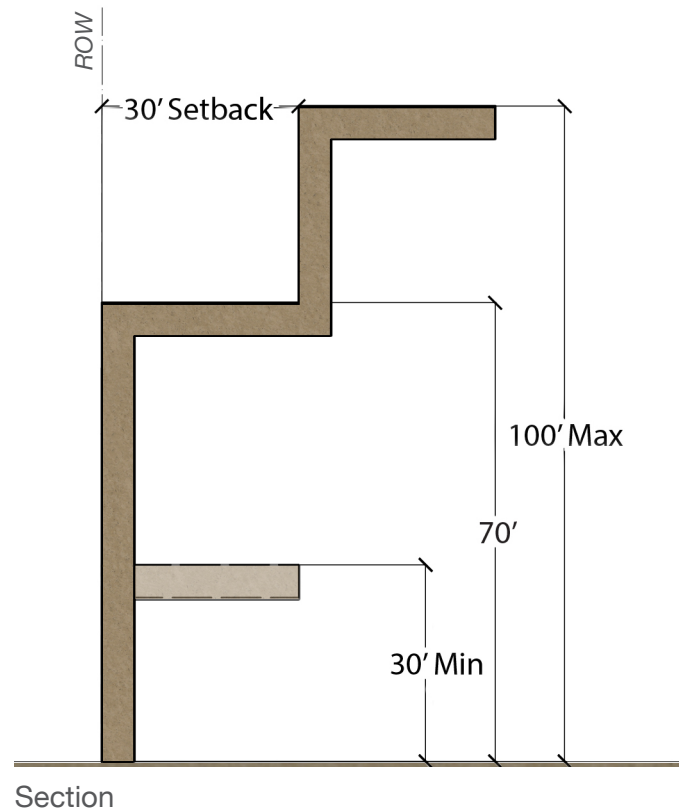
CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 100/30 - Diagram

c. Height district 100/30. In this district:

1. No structure, including appurtenant parts of a structure except for elevator penthouses, or mechanical penthouses, shall exceed a height of one hundred (100) feet nor shall any structure fronting on any street be lower than the height of thirty (30) feet.
2. All portions of a structure above the seventy (70) foot level shall set back at least thirty (30) feet from all street right-of-way lines.
3. All principal structures fifty (50) feet or less in height shall have no set back from street right-of-way lines, subject to provisions of Article 3: Part 10; except such structure may be set back from street a right-of-way a distance no greater than the least such set back of the two adjoining buildings on either side.
4. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.



Example Locations

175 Market St

34 St Philip St

441 Meeting St

274 & 236 Huger St

301 Savannah Hwy

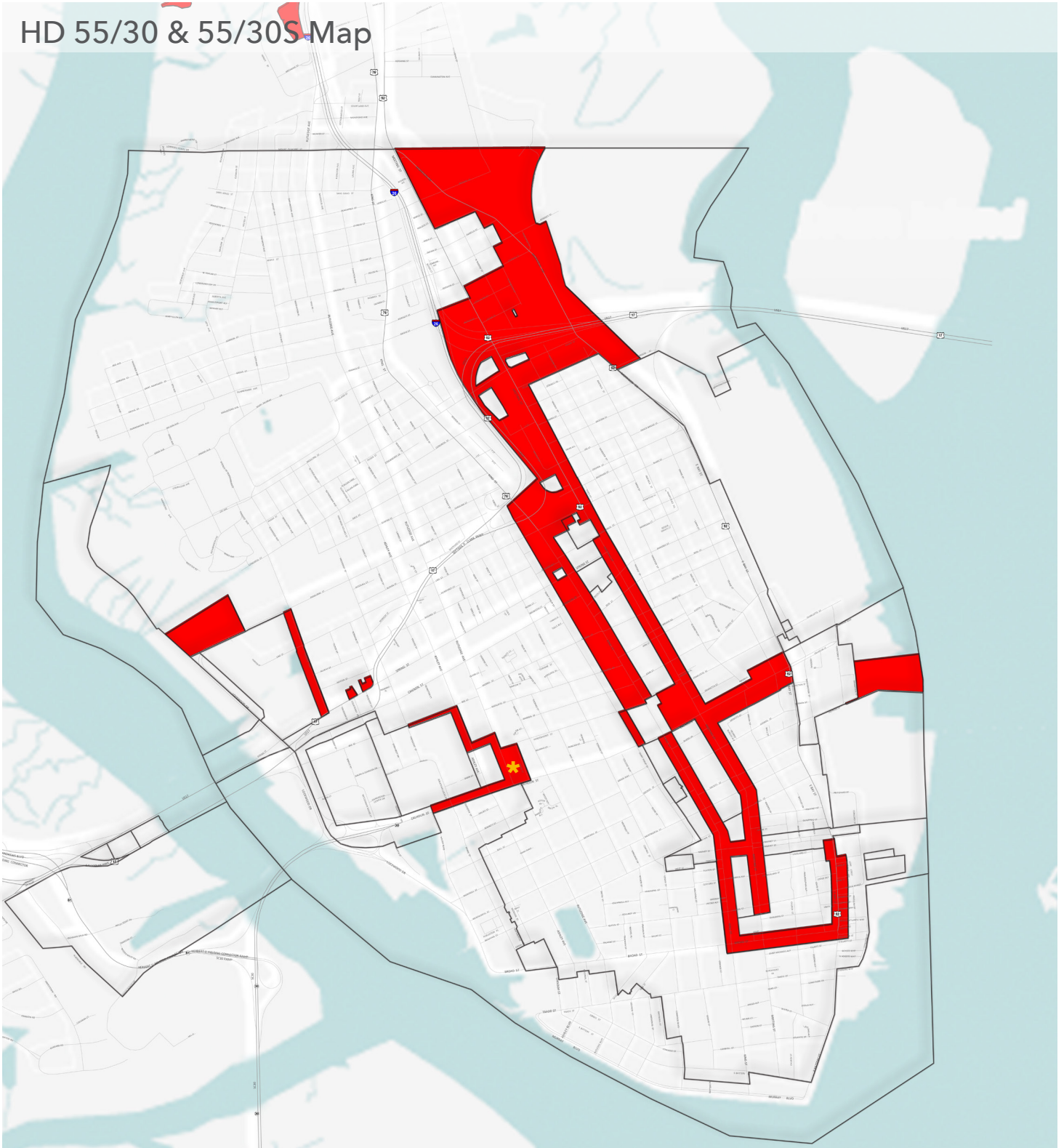
CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 55/30 & 55/30S Map



CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

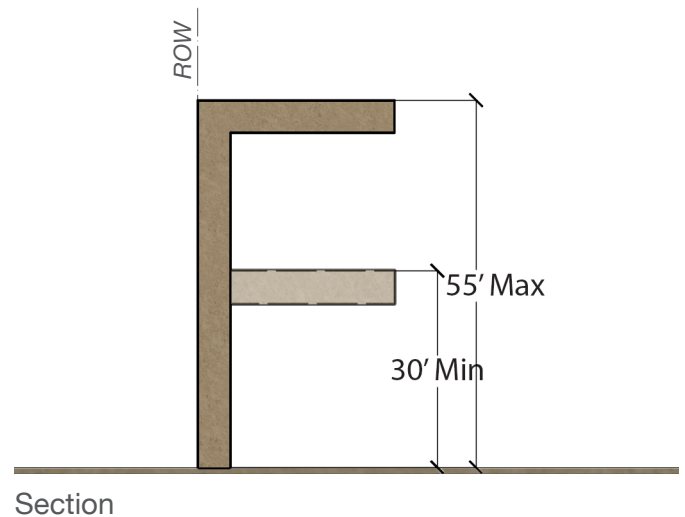
CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 55/30 - Diagram

- d. Height district **55/30**. In this district:
 - 1. No part of a structure shall exceed the height of fifty-five (55) feet, nor shall the principal structure be lower than thirty (30) feet.
 - 2. All structures shall have no set back from street right-of-way lines, subject to provisions of Article 3: Part 10.

- k. Height district **55/30S**. In this district*:
 - 1. No part of a structure shall exceed the height of fifty-five (55) feet, nor shall the principal structure be lower than thirty (30) feet.
 - 2. All structures shall have no minimum set back from street right-of-way lines, subject to provisions of Article 3: Part 10.



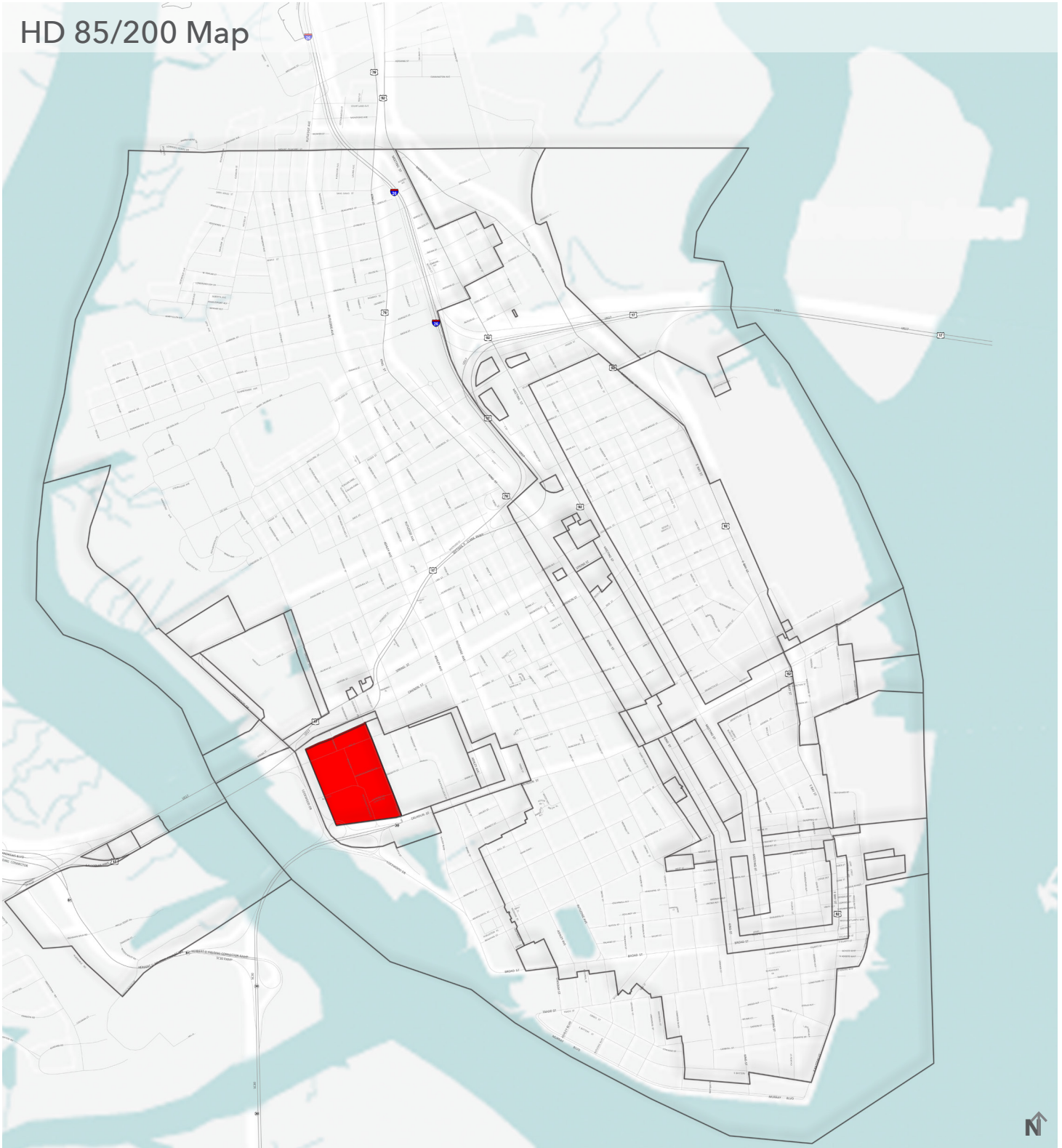
CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 85/200 Map



CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

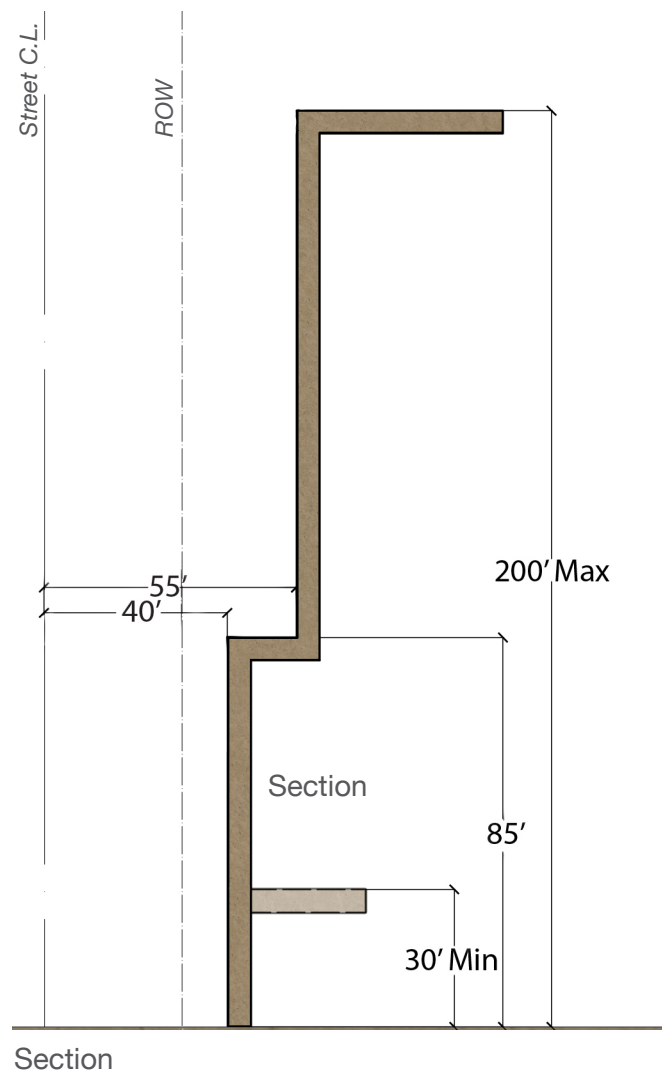
CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 85/200 - Diagram

e. Height district 85/200. In this district:

1. No part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of two hundred (200) feet, nor shall the principal structure be lower than thirty (30) feet.
2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building's street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10.
3. All portions of a structure above eighty-five (85) feet including elevator penthouses and mechanical penthouses, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least fifty-five (55) feet from the center of the street right-of-way. All such portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall occupy no more than fifty (50) percent of the building site coverage area.
4. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.



Example Locations

5 Charleston Center Dr

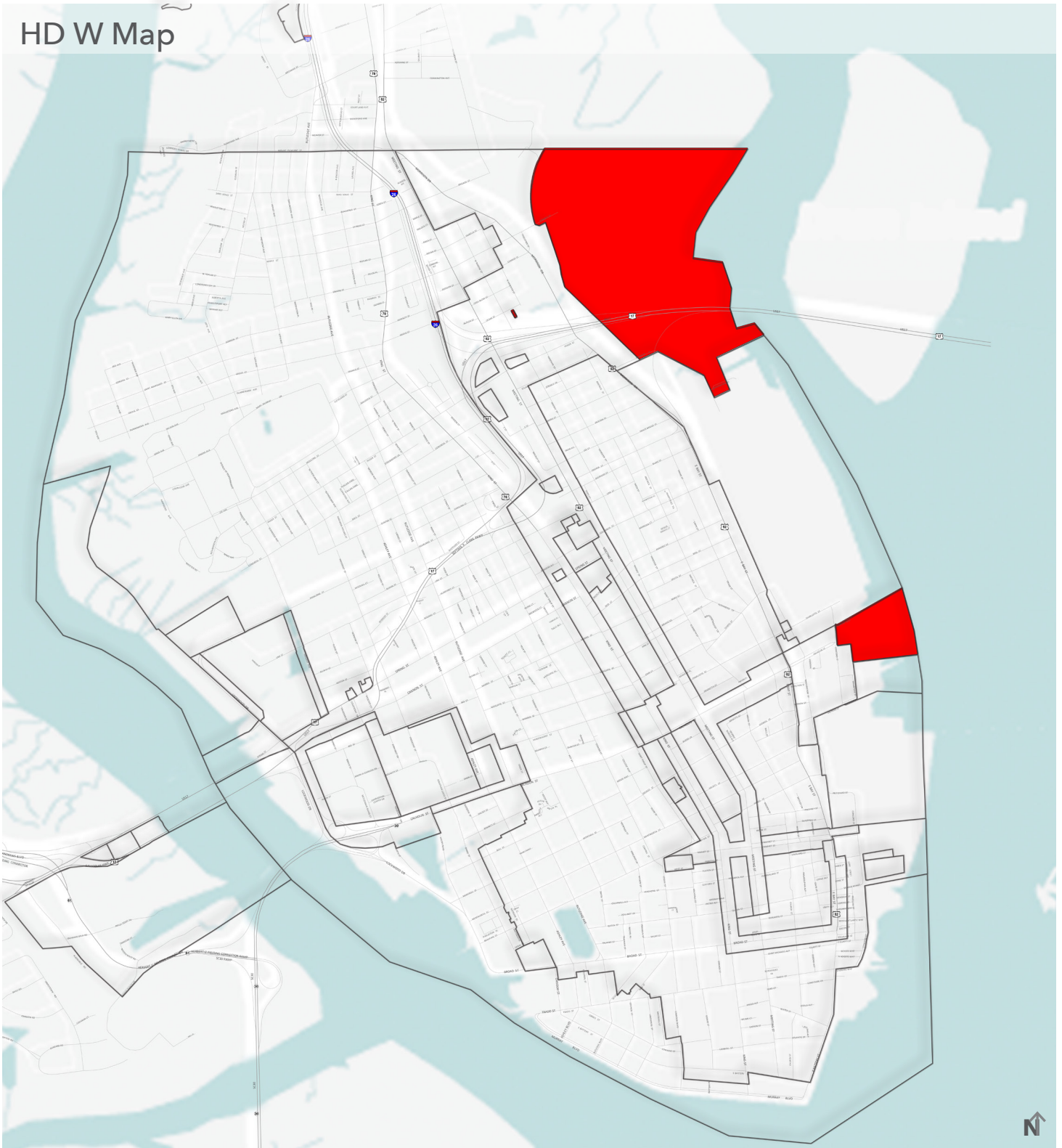
CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD W Map



CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD W - Diagram

f. Height district W. In this district:

1. No structure shall be nearer to the nearest right-of-way lines of the street on which it fronts than a distance equal to the height of the building.
2. The ground coverage of all structures on a lot shall not exceed twenty-five (25) percent of the lot area; "ground coverage" being defined as the sum of the areas of the largest floors in each building.
3. No structure shall be nearer to an interior property line or side street right-of-way line than a distance equal to one-half the height of the building.
4. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.

Example Locations

Freedom Ln

13 Romney St



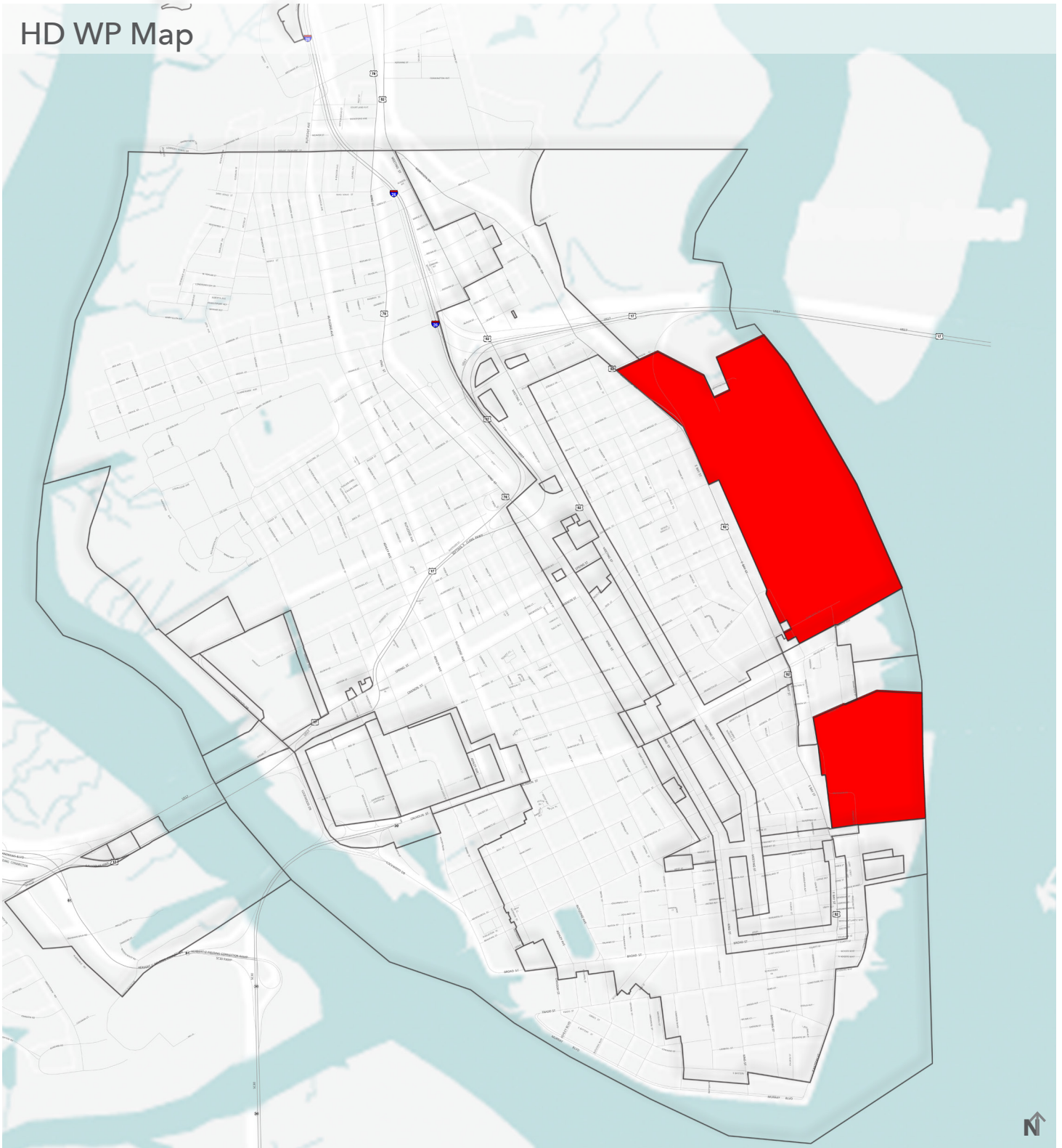
CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD WP Map



CITY OF CHARLESTON

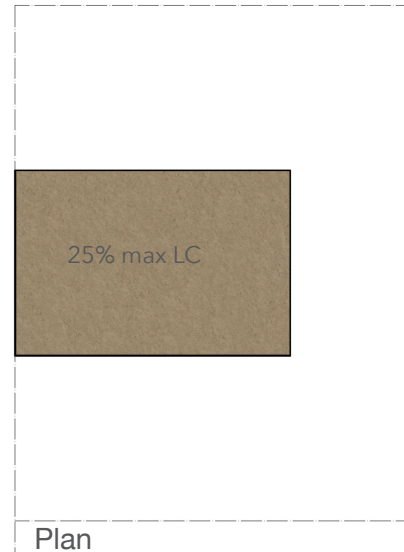
HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

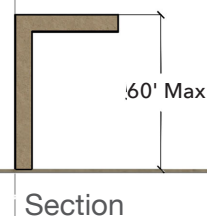
75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD WP - Diagram

- g. Height district WP. In this district:
1. No structure shall exceed the height of sixty (60) feet.
 2. The ground coverage of all structures on a lot shall not exceed twenty-five (25) percent of the lot area; "ground coverage" being defined as the sum of the areas of the largest floor in each building. Ground coverage shall not include paved parking areas or staging areas.
 3. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.



ROW



Example Locations

188 E Bay St

201 Concord St

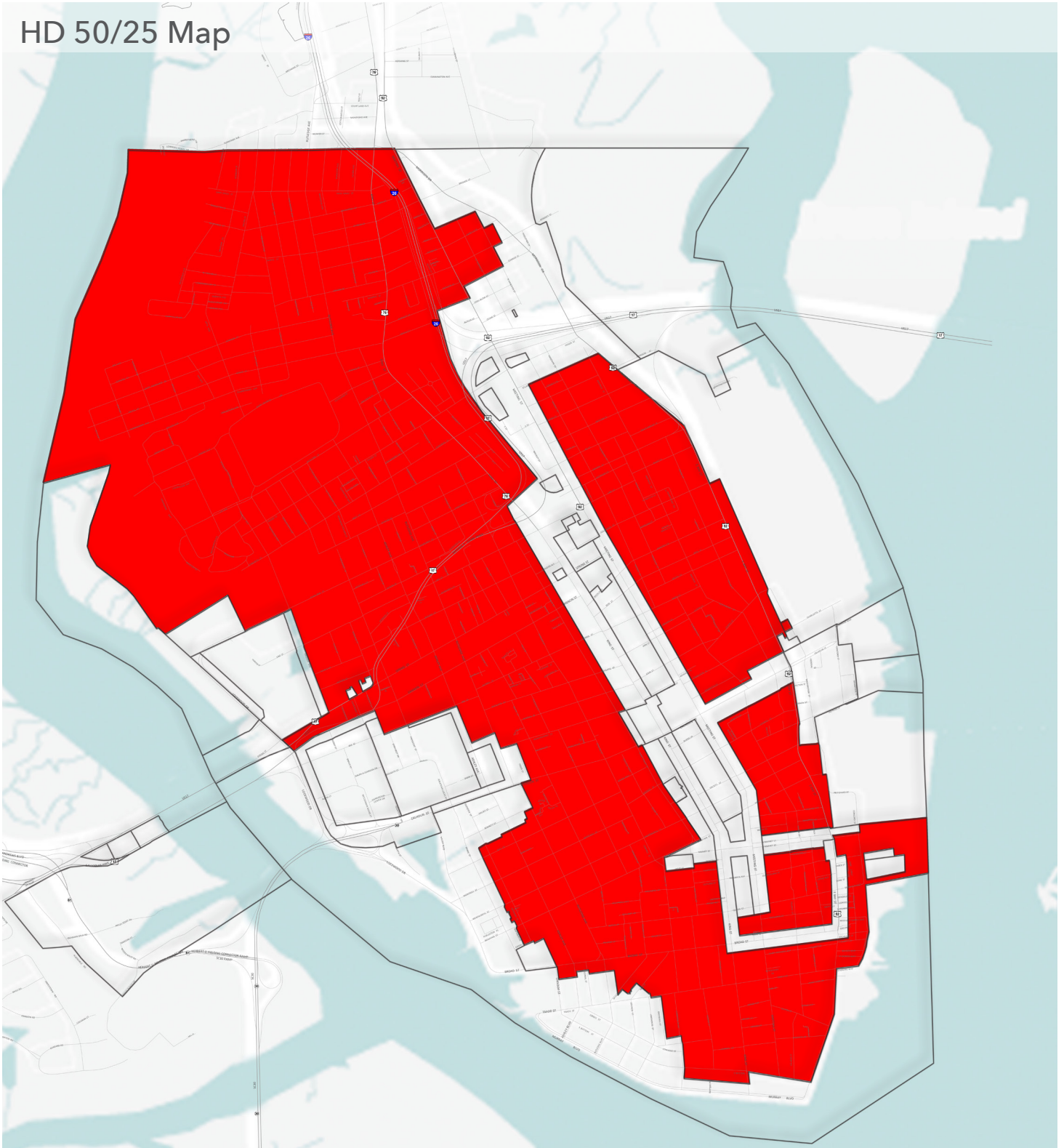
CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 50/25 Map



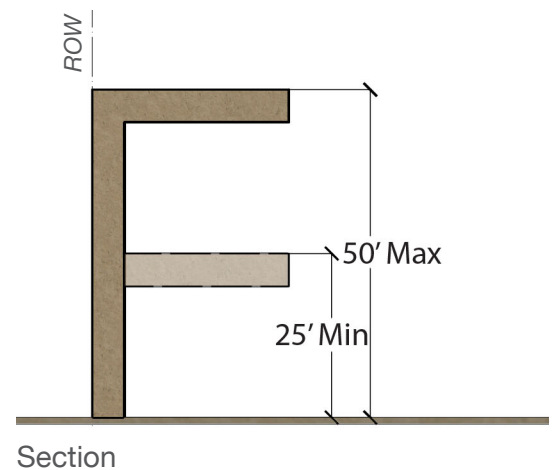
HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 50/25 - Diagram

- h. Height district 50/25. In this district:
1. No structure shall exceed a height of fifty (50) feet or three and one-half ($3\frac{1}{2}$) stories, whichever is less, nor shall the principal structure be less than twenty-five (25) feet in height, except that structures utilizing flood proofing for ground floor commercial or office space in Flood Insurance Rate Map special flood hazard areas shall be permitted to have a maximum height of fifty (50) feet or four (4) stories, whichever is less. Within residential zone districts, accessory buildings, constructed after the effective date of this ordinance, shall not exceed one and one-half ($1\frac{1}{2}$) stories and an eave height of eleven (11) feet, except where applicable regulations of the Zoning Ordinance allow an additional dwelling unit in an accessory building.



CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 35 Map



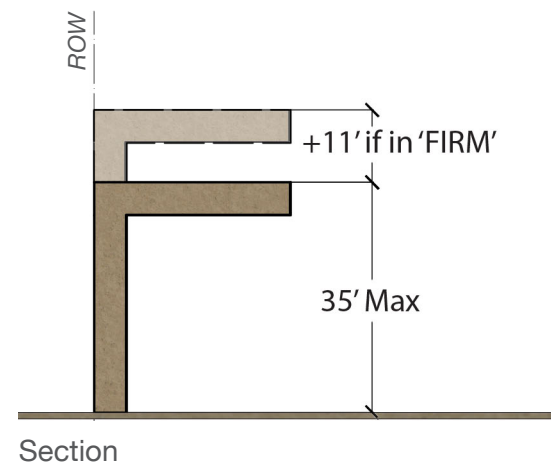
HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 35 - Diagram

- i. Height district 35. In this district:
 1. No structure shall exceed the height of thirty-five (35) feet or two and one half (2½) stories, whichever is less, except that structures located within a Flood Insurance Rate Map (FIRM) special flood hazard area shall be allowed to exceed thirty-five (35) feet in height with a maximum height, not to exceed forty-six (46) feet, based on the following formula: (FIRM base flood elevation + one foot of additional freeboard - lowest curb line elevation adjacent to the site + 35).
 2. Within residential zone districts, accessory buildings, constructed after the effective date of this ordinance, shall not exceed one and one-half (1½) stories and an eave height of eleven (11) feet except where applicable regulations of the Zoning Ordinance allow an additional dwelling unit in an accessory building.



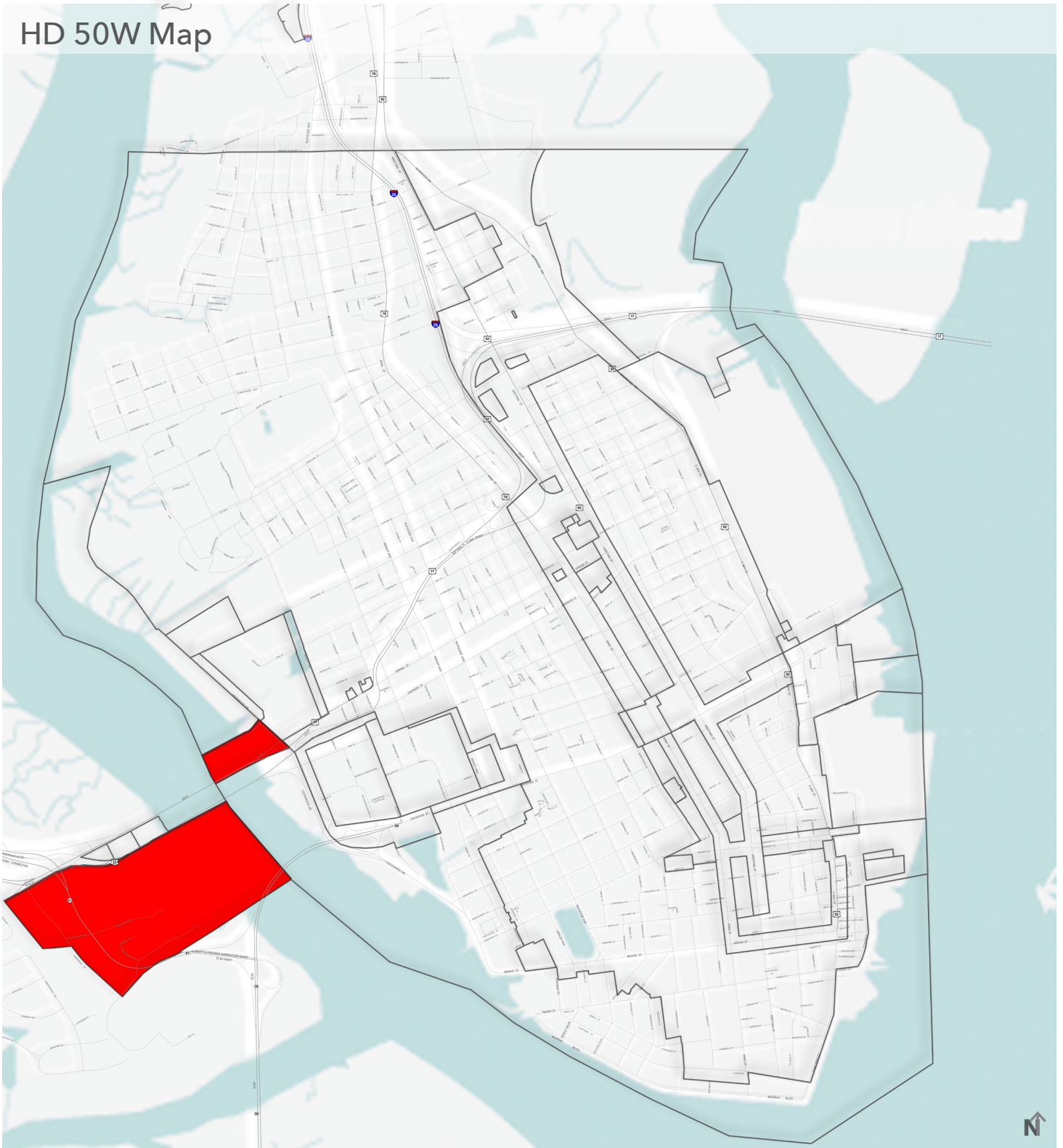
CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 50W Map



CITY OF CHARLESTON

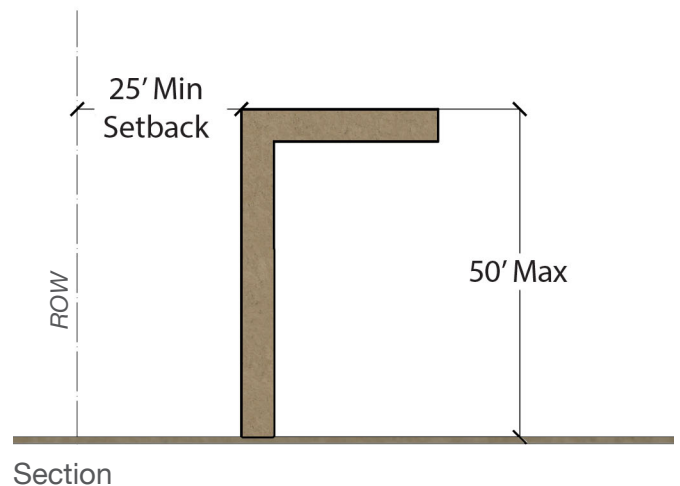
HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 50W - Diagram

- j. Height District 50W. In this district:
1. No structure shall exceed a height of fifty feet (50').
 2. All structures shall be set back from the high water mark a minimum of twenty-five feet (25'), except that water-dependent structures shall be allowed to encroach on the twenty-five foot (25') setback.
 3. All structures shall be set back from the high water mark of manmade canals a minimum of ten feet (10'), except that water-dependent structures shall be allowed to encroach on the ten foot (10') setback.



Example Locations

145 Lockwood Dr

98 Ripley Point Dr

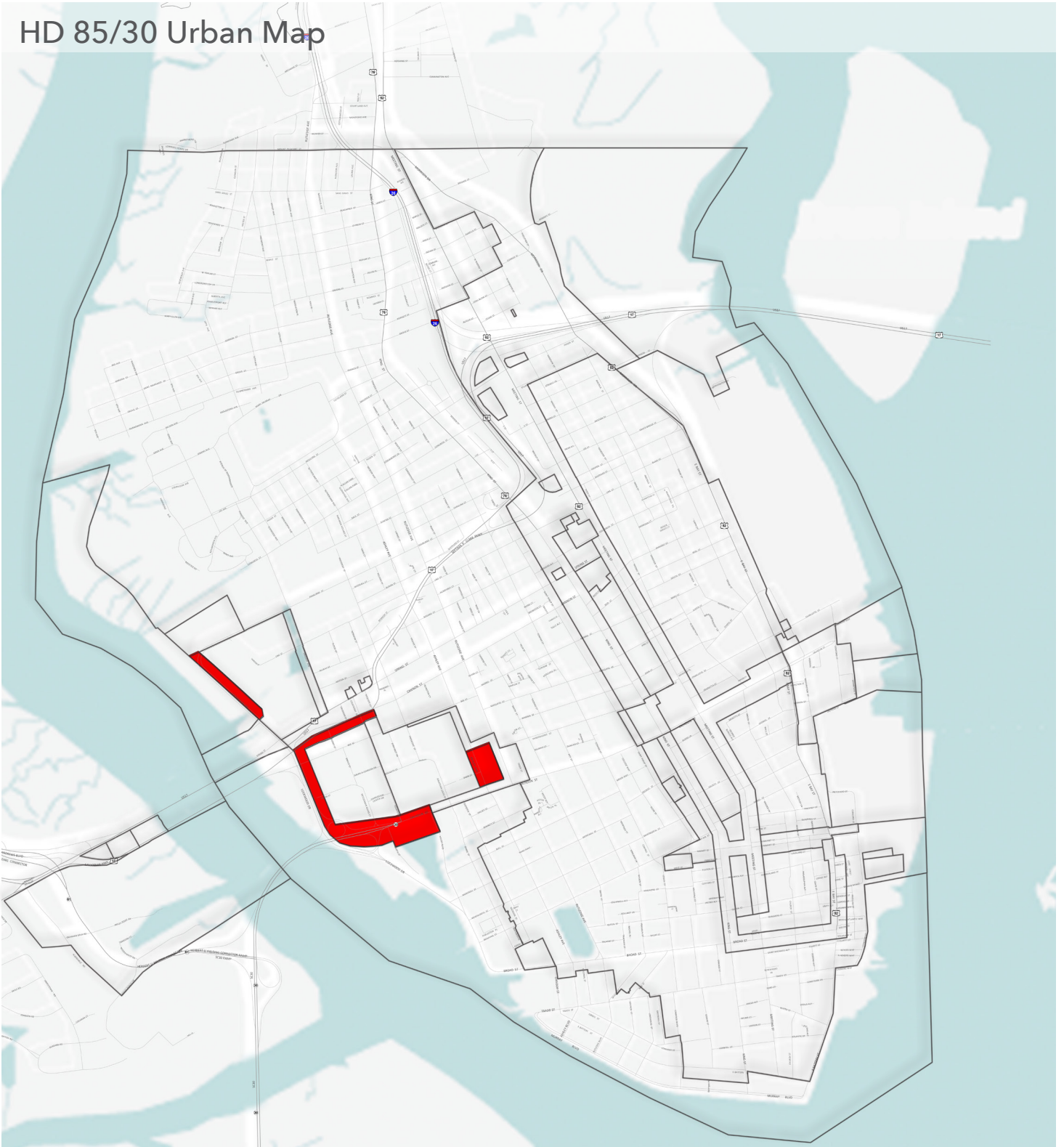
CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 85/30 Urban Map



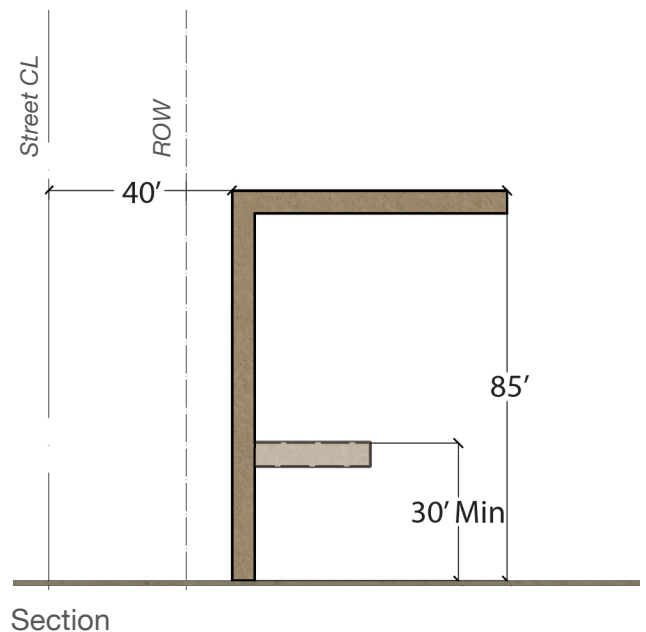
HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 85/30 Urban - Diagram

- I. Height district 85/30. In this height district:
 1. No part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of eighty-five (85) feet, nor shall the principal structure be lower than thirty (30) feet.
 2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building's street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10.
 3. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.



Example Locations

182 Lockwood Dr

316 Calhoun St

139 Ashley St

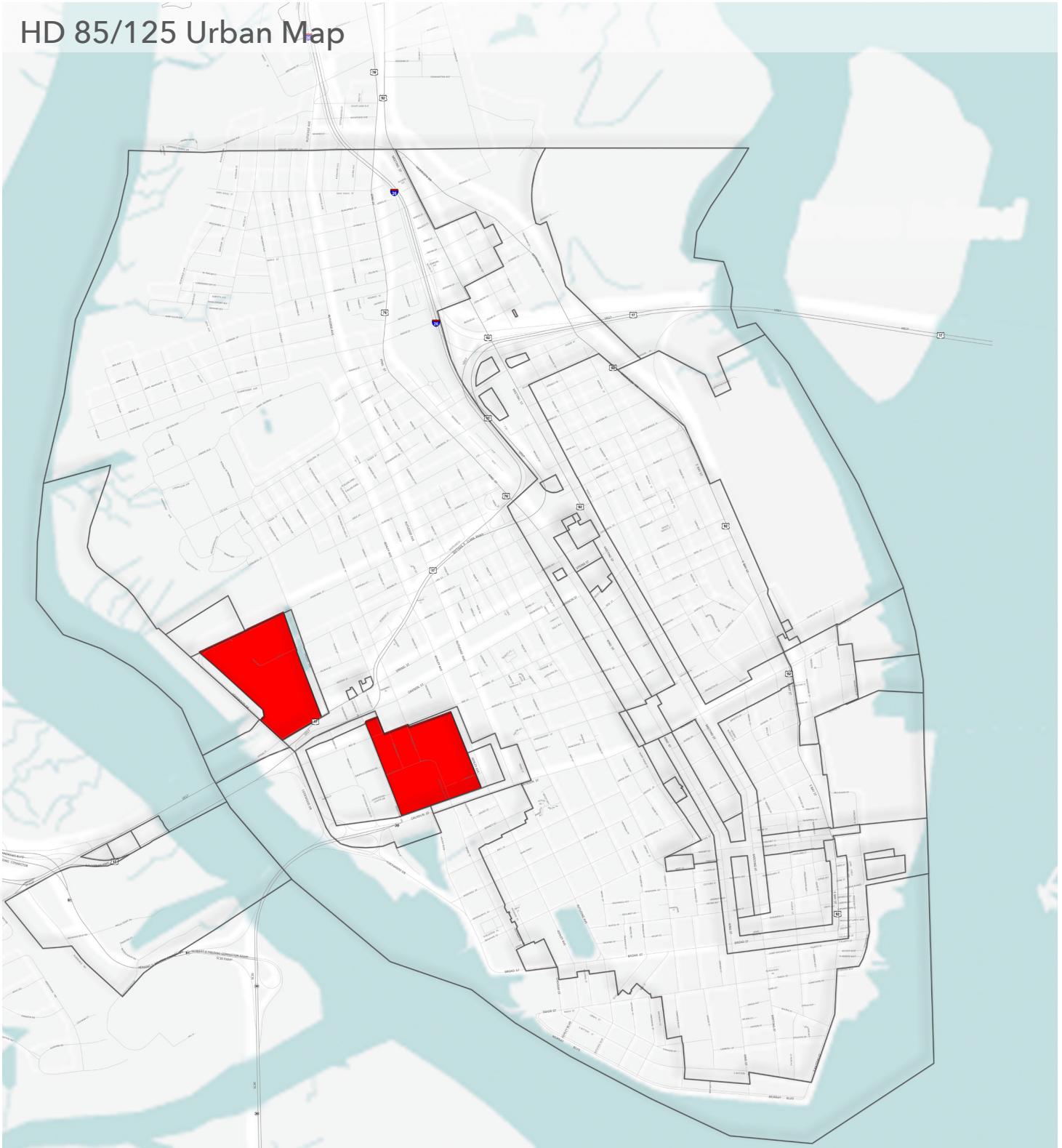
CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 85/125 Urban Map



CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

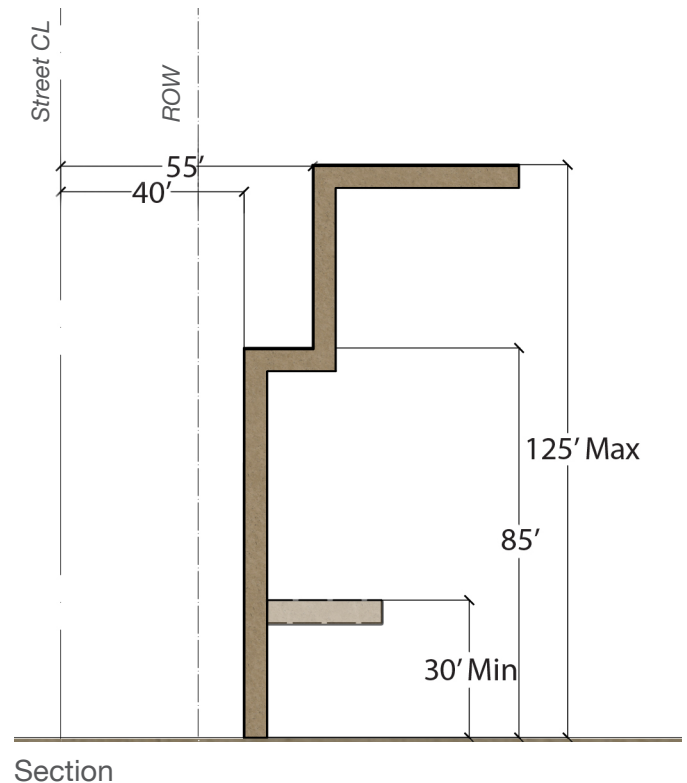
CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 85/125 Urban - Diagram

m. Height district 85/125. In this height district:

1. No part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of one hundred and twenty-five (125) feet, nor shall the principal structure be lower than thirty (30) feet.
2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building's street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10.
3. All portions of a structure above eighty-five (85) feet including elevator penthouses and mechanical penthouses, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least fifty-five (55) feet from the center of the street right-of-way. All such portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall occupy no more than seventy-five (75) percent of the building site coverage area.
4. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.



Example Locations

99 Doughty St

3 Horizon St

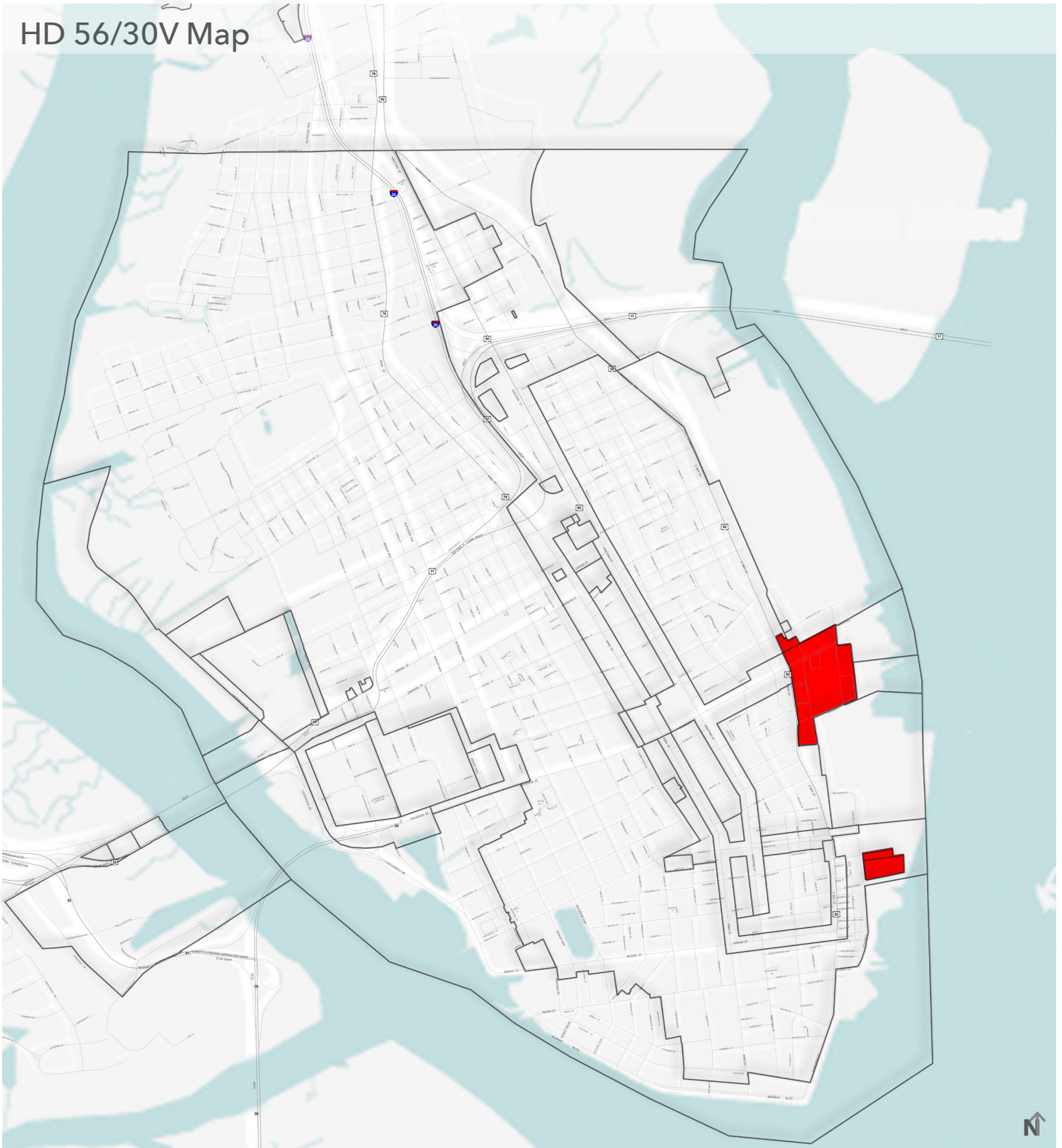
CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 56/30V Map



CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

n. Height district 56/30V. In this district:

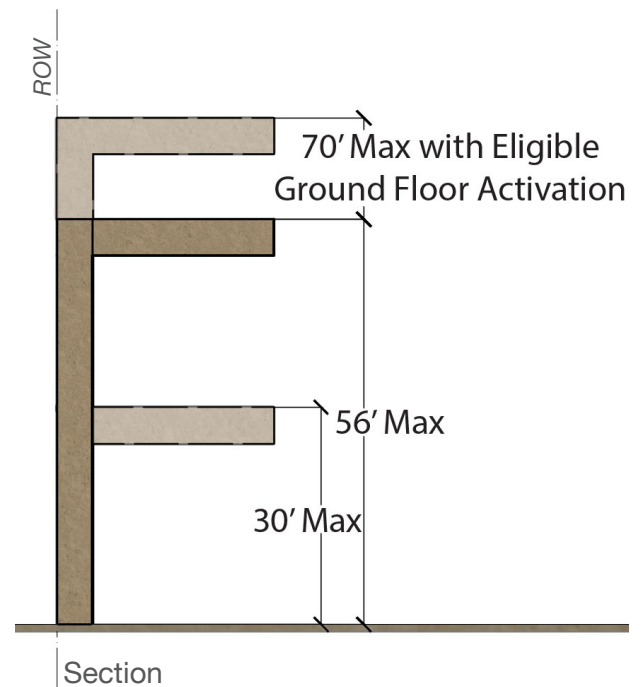
1. FEMA Velocity Zone regulations impose significant restrictions on the developable volume of properties that fall within its influence, and are particularly restrictive regarding street-level development. The success of the traditional urban fabric of Charleston is highly dependent upon the activation of the public realm, and street-level uses are a key element of this activity. The 56/30V Height District is intended to encourage a continuation of Charleston's urban traditions by providing incentive for development of street-level activity within FEMA Velocity Zones.
2. No part of a structure shall exceed the height of fifty-six (56) feet unless permitted as a result of the following clauses, nor shall any principal structure be lower than thirty (30) feet.
3. Allowances for additional enclosed habitable space above fifty-six (56) feet but not to exceed a height of seventy (70) feet shall be permitted when the development in question provides for contributory occupation of the ground floor at the street frontage(s) of the property. Such contributory occupation must be designed to abide by FEMA requirements for development in Velocity Zones as approved by the city's Floodplain Administrator. For every square foot of approved contributory occupation of the ground floor, the development will be permitted an equivalent square foot of habitable space above fifty-six (56) feet, up to a limit of 25 percent of the total rooftop area. Contributory occupation is defined as any activity that is deemed by the Zoning Administrator to be consistent with and supportive of the goal of street-level activation within the FEMA V-Zone. Such activity might include, but is not limited to: outdoor dining (covered or open-air), temporary shops or merchant stands; manned vending carts; green spaces (physically open to the sky); building access stairs or lobbies, storefront displays, etc. In addition, the areas dedicated to contributory occupation must be located with a majority of its frontage on the street or public sidewalk, and must be specifically designed to support contributory occupation. Under no circumstances will parking or storage areas be considered contributory occupation.
4. Allowances for additional height above fifty-six (56) feet but not to exceed seventy (70) feet may be permitted for architectural features such as parapets, towers, pergolas, or other roof elements, and mechanical rooms, elevator penthouses and stair towers. Mechanical rooms, elevator penthouses and stair towers must be designed as integrated architectural elements. The design of such features is further limited as follows: they shall not contain enclosed habitable spaces (unless such

HD 56/30V - Diagram

Example Locations

303 Concord St

176 Concord St



habitable spaces are permitted as a result of the previous clause); the total rooftop occupation (including allowed enclosed habitable spaces and uninhabitable architectural features) shall not exceed 50 percent of the total rooftop area; the existence and design of any such features is subject to review and approval of the Board of Architectural Review.

5. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.

CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 80/30 Map



CITY OF CHARLESTON

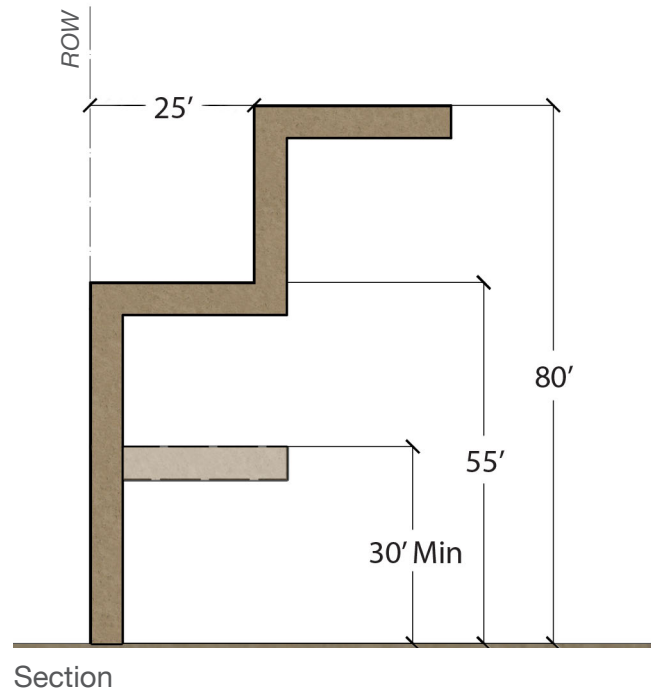
HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 80/30 - Diagram

- o. Height district 80/30. In this district:
 - 1. No structure, including appurtenant parts of a structure except for elevator penthouses, or mechanical penthouses, shall exceed a height of eighty (80) feet nor shall any structure fronting on any street be lower than the height of thirty (30) feet.
 - 2. All portions of a structure above the fifty-five (55) foot level shall be set back at least twenty-five (25) feet from all street right-of-way lines.
 - 3. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.



CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 100/30 Urban Map

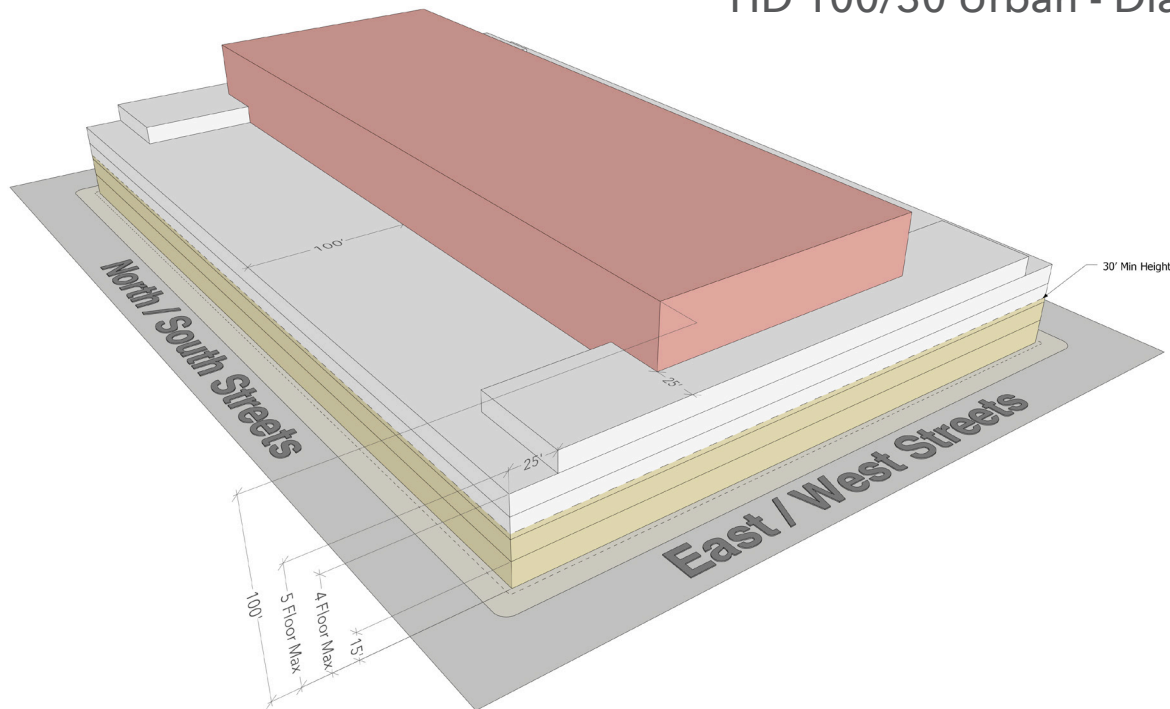


CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY
75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

HD 100/30 Urban - Diagram



p. 100/30–Urban Street. This height district is established to set parameters for height and street frontage for structures in areas of the peninsula where higher intensity uses, wider, safer, more active sidewalk environments and distinct architectural features are appropriate.

In this district:

1. The minimum height for a structure fronting on a street is thirty (30) feet, and the minimum height on the ground floor of a structure fifteen (15) feet.
2. The maximum height of a structure along north-south oriented streets is four (4) stories. The height along north-south oriented streets shall be maintained from the edge of the right-of-way into the interior of the lot for a distance of one hundred (100) feet, except as provided in part 5 hereof.
3. The maximum height of a structure along east-west oriented streets is five (5) stories. The height along east-west oriented streets shall be maintained from the edge of the right-of-way into the interior of the lot a distance of twenty-five (25) feet, except as provided in part 5 hereof.
4. Within the interior of lots (one hundred (100) feet from the edge of north-south oriented streets and twenty-five (25) from the edge of east-west oriented streets), the maximum height for a structure is one hundred (100) feet.
5. To enable the incorporation of distinct architectural features and improve pedestrian activity at the street level, the height limits of parts 2 and 3 may be exceeded by an additional occupied story within the step-back areas set out in parts 2 and 3 and occupied or unoccupied architectural features along the right-of-way may exceed the height limits of parts 2 and 3 upon findings by the Board of Architectural Review that:
 - The sidewalks widths along all streets abutting the project are widened by at least three (3) feet; and
 - At least seventy-five (75) percent of the ground floor street frontages is devoted to non-residential use; and
 - If applicable, the additional story and its proposed location in the step-back areas prescribed by parts 2 and 3 enhance the architectural approach of the project; and
 - If applicable, proposed architectural features along the right-of-way that exceed the height limits of parts 2 and 3 enhance the architectural approach of the project and do not constitute, in the aggregate, more than twenty (20) percent of the square footage of the footprint of the structure at the street level.

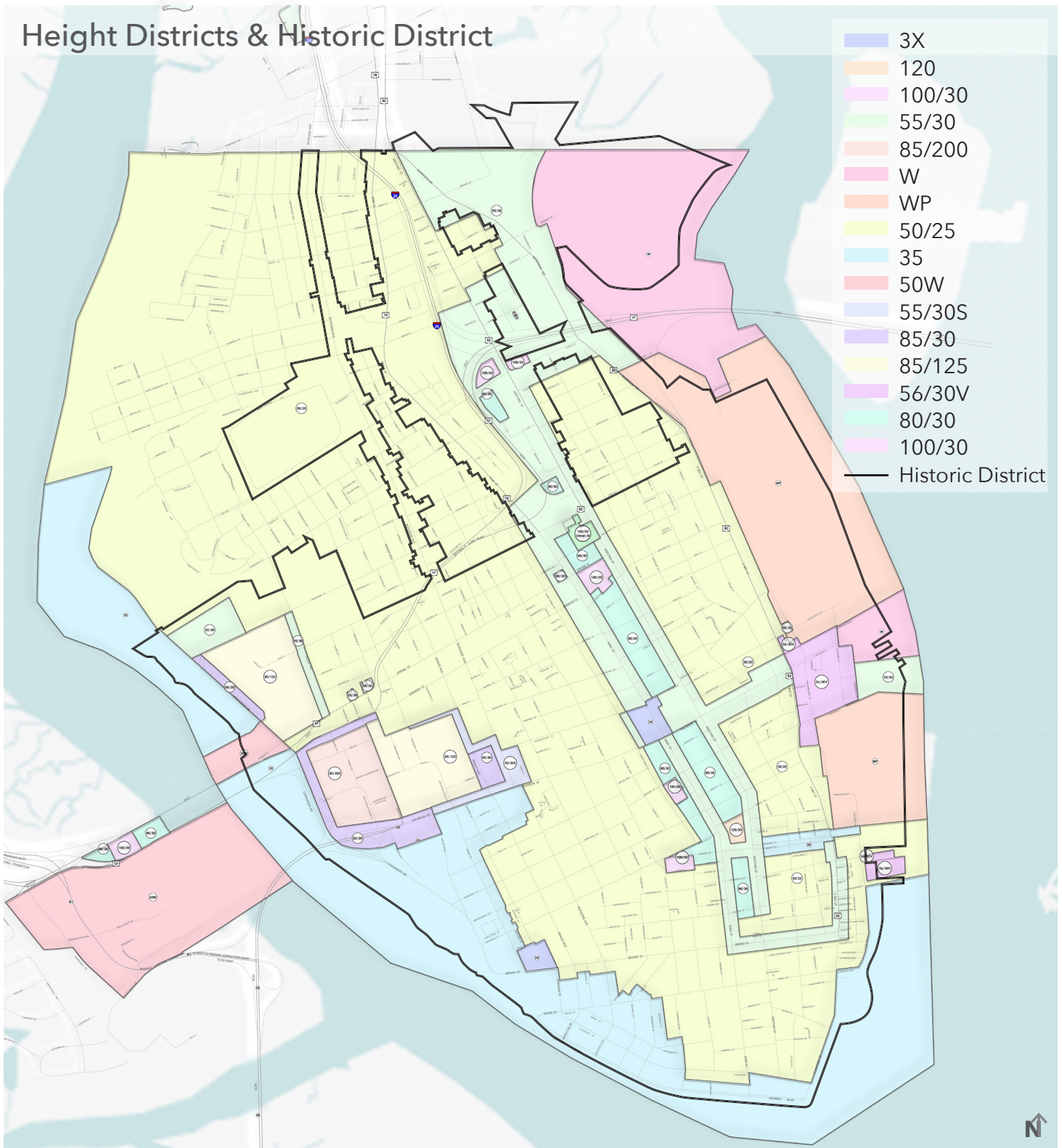
CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

Height Districts & Historic District

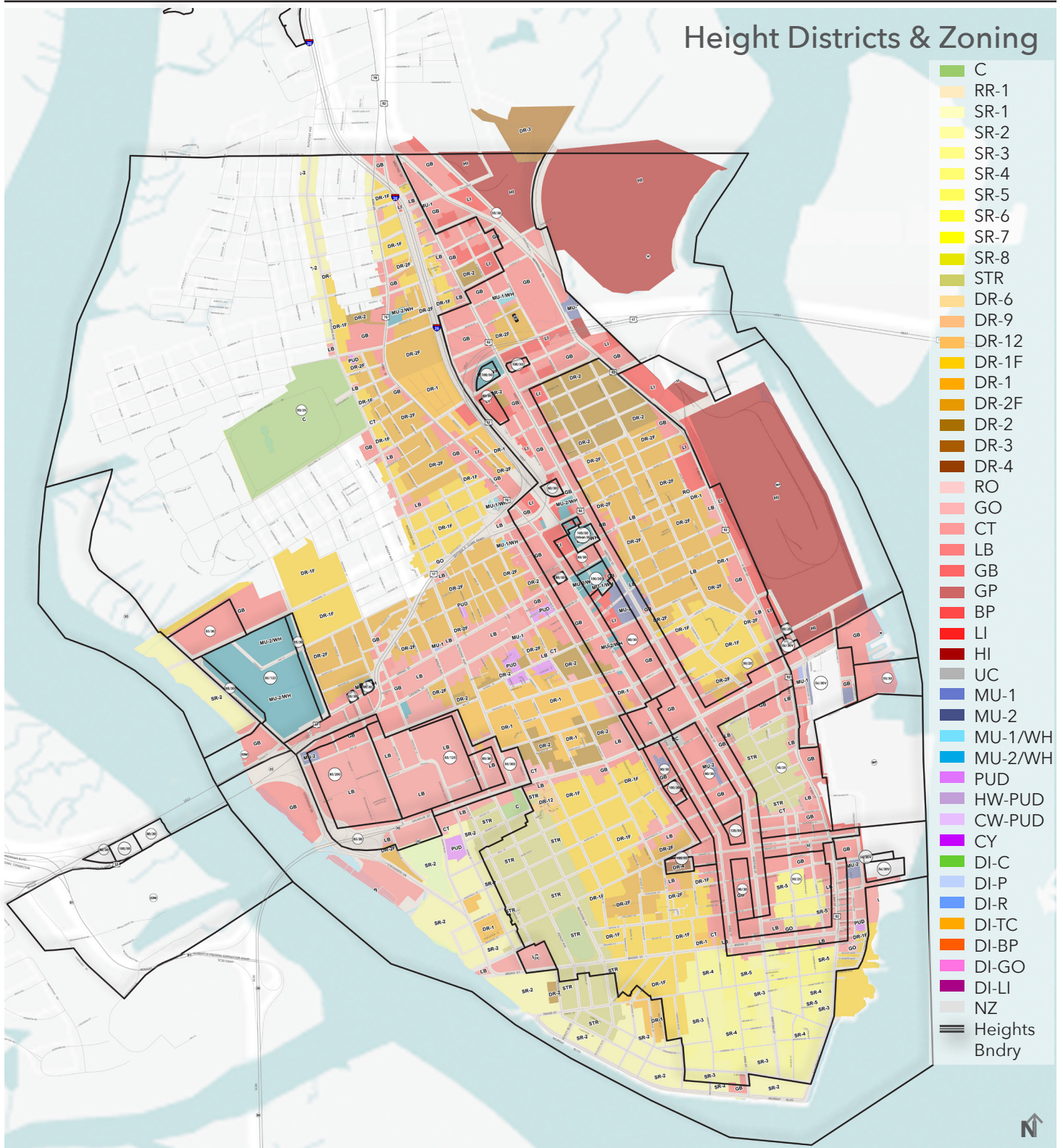


CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV



CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV



CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV



CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

Article 3 - Heights District Regulations

Sec. 54-306. - Old City Height Districts.

The following maximum and minimum requirements are established for and shall apply in the Old City Height District:

- a. Height district 3X. In this district: No structure, including appurtenant parts of a structure, except for elevator penthouses, or mechanical penthouses, shall exceed a height equal to three (3) times the least dimension as measured from the center of the right-of-way to the face of the building. No structure fronting on any street shall be lower than the height of thirty (30) feet.
- b. Height district 120. In this district:
 1. No structure, including appurtenant parts of a structure, except for elevator penthouses, or mechanical penthouses, shall exceed a height of one hundred twenty (120) feet nor shall any structure fronting on any street be lower than the height of thirty (30) feet.
 2. All portions of a structure above the seventy (70) foot height level shall set back at least thirty (30) feet from all street right-of-way lines.
 3. All principal structures fifty (50) feet or less in height shall have no set back from street right-of-way lines, subject to provisions of Article 3: Part 10; except such structures may be set back from street right-of-way a distance no greater than the least such set back of the two adjoining buildings on either side.
 4. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing buildings unless approved by the Board of Architectural Review.
- c. Height district 100/30. In this district:
 1. No structure, including appurtenant parts of a structure except for elevator penthouses, or mechanical penthouses, shall exceed a height of one hundred (100) feet nor shall any structure fronting on any street be lower than the height of thirty (30) feet.
 2. All portions of a structure above the seventy (70) foot level shall set back at least thirty (30) feet from all street right-of-way lines.

CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

3. All principal structures fifty (50) feet or less in height shall have no set back from street right-of-way lines, subject to provisions of Article 3: Part 10; except such structure may be set back from street a right-of-way a distance no greater than the least such set back of the two adjoining buildings on either side.
4. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.
- d. Height district 55/30. In this district:
 1. No part of a structure shall exceed the height of fifty-five (55) feet, nor shall the principal structure be lower than thirty (30) feet.
 2. All structures shall have no set back from street right-of-way lines, subject to provisions of Article 3: Part 10.
- e. Height district 85/200. In this district:
 1. No part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of two hundred (200) feet, nor shall the principal structure be lower than thirty (30) feet.
 2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building's street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10.
 3. All portions of a structure above eighty-five (85) feet including elevator penthouses and mechanical penthouses, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least fifty-five (55) feet from the center of the street right-of-way. All such portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall occupy no more than fifty (50) percent of the building site coverage area.
 4. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.
- f. Height district W. In this district:
 1. No structure shall be nearer to the nearest right-of-way lines of the street on which it fronts than a distance equal to the height of the building.
 2. The ground coverage of all structures on a lot shall not exceed twenty-five (25) percent of the lot area; "ground coverage" being defined as the sum of the areas of the largest floors in each building.
 3. No structure shall be nearer to an interior property line or side street right-of-way line than a distance equal to one-half-the height of the building.
 4. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.
- g. Height district WP. In this district:
 1. No structure shall exceed the height of sixty (60) feet.
 2. The ground coverage of all structures on a lot shall not exceed twenty-five (25) percent of the lot area; "ground coverage" being defined as the sum of the areas of the largest floor in each building. Ground coverage shall not include paved parking areas or staging areas.

CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

3. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.
- h. Height district 50/25. In this district:
 1. No structure shall exceed a height of fifty (50) feet or three and one-half (3½) stories, whichever is less, nor shall the principal structure be less than twenty-five (25) feet in height, except that structures utilizing flood proofing for ground floor commercial or office space in Flood Insurance Rate Map special flood hazard areas shall be permitted to have a maximum height of fifty (50) feet or four (4) stories, whichever is less. Within residential zone districts, accessory buildings, constructed after the effective date of this ordinance, shall not exceed one and one-half (1½) stories and an eave height of eleven (11) feet, except where applicable regulations of the Zoning Ordinance allow an additional dwelling unit in an accessory building.
- i. Height district 35. In this district:
 1. No structure shall exceed the height of thirty-five (35) feet or two and one half (2½) stories, whichever is less, except that structures located within a Flood Insurance Rate Map (FIRM) special flood hazard area shall be allowed to exceed thirty-five (35) feet in height with a maximum height, not to exceed forty-six (46) feet, based on the following formula: (FIRM base flood elevation + one foot of additional freeboard - lowest curb line elevation adjacent to the site + 35).
 2. Within residential zone districts, accessory buildings, constructed after the effective date of this ordinance, shall not exceed one and one-half (1½) stories and an eave height of eleven (11) feet except where applicable regulations of the Zoning Ordinance allow an additional dwelling unit in an accessory building.
- j. Height District 50W. In this district:
 1. No structure shall exceed a height of fifty feet (50').
 2. All structures shall be set back from the high water mark a minimum of twenty-five feet (25'), except that water-dependent structures shall be allowed to encroach on the twenty-five foot (25') setback.
 3. All structures shall be set back from the high water mark of manmade canals a minimum of ten feet (10'), except that water-dependent structures shall be allowed to encroach on the ten foot (10') setback.
- k. Height district 55/30S. In this district:
 1. No part of a structure shall exceed the height of fifty-five (55) feet, nor shall the principal structure be lower than thirty (30) feet.
 2. All structures shall have no minimum set back from street right-of-way lines, subject to provisions of Article 3: Part 10.
- l. Height district 85/30. In this height district:
 1. No part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of eighty-five (85) feet, nor shall the principal structure be lower than thirty (30) feet.
 2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building's street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10.
 3. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.

CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

- m. Height district 85/125. In this height district:
 - 1. No part of a structure, including elevator penthouses and mechanical penthouses, shall exceed the height of one hundred and twenty-five (125) feet, nor shall the principal structure be lower than thirty (30) feet.
 - 2. All portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building's street frontage shall occur at this set back line, subject to provisions of Article 3: Part 10.
 - 3. All portions of a structure above eighty-five (85) feet including elevator penthouses and mechanical penthouses, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall be set back at least fifty-five (55) feet from the center of the street right-of-way. All such portions of a structure, except cornices, canopies, balconies, arcades and other non-habitable architectural elements, shall occupy no more than seventy-five (75) percent of the building site coverage area.
 - 4. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.
- n. Height district 56/30V. In this district:
 - 1. FEMA Velocity Zone regulations impose significant restrictions on the developable volume of properties that fall within its influence, and are particularly restrictive regarding street-level development. The success of the traditional urban fabric of Charleston is highly dependent upon the activation of the public realm, and street-level uses are a key element of this activity. The 56/30V Height District is intended to encourage a continuation of Charleston's urban traditions by providing incentive for development of street-level activity within FEMA Velocity Zones.
 - 2. No part of a structure shall exceed the height of fifty-six (56) feet unless permitted as a result of the following clauses, nor shall any principal structure be lower than thirty (30) feet.
 - 3. Allowances for additional enclosed habitable space above fifty-six (56) feet but not to exceed a height of seventy (70) feet shall be permitted when the development in question provides for contributory occupation of the ground floor at the street frontage(s) of the property. Such contributory occupation must be designed to abide by FEMA requirements for development in Velocity Zones as approved by the city's Floodplain Administrator. For every square foot of approved contributory occupation of the ground floor, the development will be permitted an equivalent square foot of habitable space above fifty-six (56) feet, up to a limit of 25 percent of the total rooftop area. Contributory occupation is defined as any activity that is deemed by the Zoning Administrator to be consistent with and supportive of the goal of street-level activation within the FEMA V-Zone. Such activity might include, but is not limited to: outdoor dining (covered or open-air), temporary shops or merchant stands; manned vending carts; green spaces (physically open to the sky); building access stairs or lobbies, storefront displays, etc. In addition, the areas dedicated to contributory occupation must be located with a majority of its frontage on the street or public sidewalk, and must be specifically designed to support contributory occupation. Under no circumstances will parking or storage areas be considered contributory occupation.
 - 4. Allowances for additional height above fifty-six (56) feet but not to exceed seventy (70) feet may be permitted for architectural features such as parapets, towers, pergolas, or other roof elements, and mechanical rooms, elevator penthouses and stair towers. Mechanical rooms, elevator penthouses and stair towers must be designed as integrated architectural elements. The design of such features is further limited as follows: they shall not contain enclosed habitable spaces (unless such habitable spaces are permitted as a result of the previous clause); the total rooftop occupation (including allowed enclosed habitable spaces and uninhabitable architectural features) shall not exceed 50 percent of the total rooftop

CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

area; the existence and design of any such features is subject to review and approval of the Board of Architectural Review.

5. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.
- o. Height district 80/30. In this district:
 1. No structure, including appurtenant parts of a structure except for elevator penthouses, or mechanical penthouses, shall exceed a height of eighty (80) feet nor shall any structure fronting on any street be lower than the height of thirty (30) feet.
 2. All portions of a structure above the fifty-five (55) foot level shall be set back at least twenty-five (25) feet from all street right-of-way lines.
 3. Notwithstanding the above, no portion of a structure, which structure is within fifty (50) feet of an existing building rated "exceptional" (Group 1) or "excellent" (Group 2) on the Historic Architecture Inventory adopted by Section 54-235 shall exceed the height of such existing building unless approved by the Board of Architectural Review.
- p. 100/30—Urban Street. This height district is established to set parameters for height and street frontage for structures in areas of the peninsula where higher intensity uses, wider, safer, more active sidewalk environments and distinct architectural features are appropriate.

In this district:

1. The minimum height for a structure fronting on a street is thirty (30) feet, and the minimum height on the ground floor of a structure fifteen (15) feet.
2. The maximum height of a structure along north-south oriented streets is four (4) stories. The height along north-south oriented streets shall be maintained from the edge of the right-of-way into the interior of the lot for a distance of one hundred (100) feet, except as provided in part 5 hereof.
3. The maximum height of a structure along east-west oriented streets is five (5) stories. The height along east-west oriented streets shall be maintained from the edge of the right-of-way into the interior of the lot a distance of twenty-five (25) feet, except as provided in part 5 hereof.
4. Within the interior of lots (one hundred (100) feet from the edge of north-south oriented streets and twenty-five (25) from the edge of east-west oriented streets), the maximum height for a structure is one hundred (100) feet.
5. To enable the incorporation of distinct architectural features and improve pedestrian activity at the street level, the height limits of parts 2 and 3 may be exceed by an additional occupied story within the step-back areas set out in parts 2 and 3 and occupied or unoccupied architectural features along the right-of-way may exceed the height limits of parts 2 and 3 upon findings by the Board of Architectural Review that:
 - a. The sidewalks widths along all streets abutting the project are widened by at least three (3) feet; and
 - b. At least seventy-five (75) percent of the ground floor street frontages is devoted to non-residential use; and
 - c. If applicable, the additional story and its proposed location in the step-back areas prescribed by parts 2 and 3 enhance the architectural approach of the project; and
 - d. If applicable, proposed architectural features along the right-of-way that exceed the height limits of parts 2 and 3 enhance the architectural approach of the project and do not constitute, in the aggregate, more than twenty (20) percent of the square footage of the footprint of the structure at the street level.

CITY OF CHARLESTON

HEIGHT DISTRICT ANALYSIS

CITY OF CHARLESTON, DEPARTMENT OF PLANNING PRESERVATION AND SUSTAINABILITY

75 CALHOUN STREET, THIRD FLOOR, CHARLESTON, SOUTH CAROLINA 29401 843-724-3781 FAX: 843-724-3772 WWW.CHARLESTON-SC.GOV

(Ord. No. 2001-62, § 1, 6-19-02; Ord. No. 2003-07, §§ 1, 2, 1-14-03; Ord. No. 2004-25, § 2, 3-9-04; Ord. No. 2004-89, § 1, 9-14-04; Ord. No. 2004-94, § 1, 9-14-04; Ord. No. 2007-172, §§ 3, 4, 9-11-07; Ord. No. 2008-139, §§ 1—3, 10-28-08; Ord. No. 2014-32, § 1, 3-18-14; Ord. No. 2014-153, § 2, 12-2-14; Ord. No. 2015-140, § 1, 10-13-2015)

Sec. 54-307. - View corridor protection.

In all the Old City Height Districts, structures shall be spaced so that no street prolonged toward the Ashley or Cooper River would be blocked by a building, thereby preserving the vista from East Bay Street, East Battery, Lockwood Drive or Halsey Blvd.

Sec. 54-308. - Exceptions.

The height limitations of 54-306 shall not apply to church spires, belfries, cupolas, domes, port cranes and movable passenger cruise boarding ramps not intended or used for human occupancy, monuments, masts and aerals.

Sec. 54-309. - Reserved.

Sec. 54-361. - General standards.

- a. Location. Generally, sidewalks shall be provided in the public right-of-way, and extend across the length of the right-of-way adjacent to the development. Sidewalks may abut the curb. Where there is no curb, sidewalks shall be offset at least three feet from the edge of the pavement.
- b. Materials. Required sidewalks shall be constructed according to the specifications of the City Engineer.
- c. Construction and Inspections.
 1. Sidewalks shall be constructed by the TRC applicant prior to the issuance of a Certificate of Occupancy for the development requiring the sidewalk improvements.
 2. Sidewalks constructed in the public right-of-way shall be inspected by the City Engineer for compliance with City standards.
 3. For sidewalks to be constructed within a right-of-way that is not under the jurisdiction of the City of Charleston, the applicant shall provide a copy of the permit authorizing such work. For the South Carolina Department of Transportation (D.O.T.), a copy of the D.O.T. encroachment approval shall be submitted with a request for Final TRC approval.
 - i. When the appropriate authority denies a request to construct a sidewalk in the public right of way:
 1. Sidewalks may be placed outside of a public right-of-way if the applicant voluntarily agrees to record an easement for the safe movement of pedestrians and the maintenance of the sidewalk.
 4. Sidewalks may also be placed outside of a public right-of-way when deemed appropriate for the preservation of a grand tree or for the accommodation of utilities or other necessary infrastructure provided that the applicant voluntarily agrees to record an easement for the safe movement of pedestrians and the maintenance of the sidewalk.

(Ord. No. 2011-57, § 1, 8-16-11)

